

176.A

0002

0016.B

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

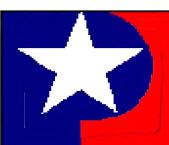
580,000 / 580,000

USE VALUE:

580,000 / 580,000

ASSESSED:

580,000 / 580,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		SMITH ST, ARLINGTON

OWNERSHIP	Unit #:	2
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Owner 1: KOUL AJAY

Owner 2: EKANAYAKE DILUPA

Owner 3:

Street 1: 17 PHEASANT LN

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: HUANG KUANG-JUNG -

Owner 2: HUANG YUNG-SHIH -

Street 1: 34 SMITH ST UNIT 2

Twn/City: Arlington

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1999, having primarily Clapboard Exterior and 1984 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7444																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	580,000			580,000			210504
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/26/18		

PREVIOUS ASSESSMENT								Parcel ID	176.A-0002-0016.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	580,000	0	.	.	580,000		Year end	12/23/2021
2021	102	FV	569,900	0	.	.	569,900		Year End Roll	12/10/2020
2020	102	FV	559,800	0	.	.	559,800	559,800	Year End Roll	12/18/2019
2019	102	FV	550,900	0	.	.	550,900	550,900	Year End Roll	1/3/2019
2018	102	FV	501,500	0	.	.	501,500	501,500	Year End Roll	12/20/2017
2017	102	FV	450,000	0	.	.	450,000	450,000	Year End Roll	1/3/2017
2016	102	FV	450,000	0	.	.	450,000	450,000	Year End	1/4/2016
2015	102	FV	434,300	0	.	.	434,300	434,300	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HUANG KUANG-JU	41505-409		11/25/2003			480,000	No	No					
ROSENBERG JEFFR	31221-541		3/16/2000			325,000	No	No	4				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/26/2018										Measured	DGM	D Mann					

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	yellow
View / Desir:	N - NONE

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

SUB-DIVISION 1999 CHANGED TO 6181 PDAS.

SKETCH

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1999
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 15%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 2 HB: 1	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	9.6 %	

CALC SUMMARY

Basic \$ / SQ:	250.00
Size Adj.:	0.80241936
Const Adj.:	1.00138497
Adj \$ / SQ:	200.883
Other Features:	59694
Grade Factor:	1.00
NBHD Inf:	1.39999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	641544
Depreciation:	61588
Depreciated Total:	579956
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	580000
Val/Su Net:	292.34
Val/Su SzAd:	292.34

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val:

PARCEL ID

176.A-0002-0016.B

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

SKETCH

Undisplayed Areas:
GLA: 1984

Total:

8

Total:

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
GLA	Gross Liv Ar	1,984	200.880	398,551						
Size Ad	1984	Gross Area	1984	FinArea	1984					



AssessPro Patriot Properties, Inc

More: N Total Yard Items: Total Special Features: Total: